Authority: Item 11(a), Planning Committee Report 24-010 (PED24106)
CM: July 12, 2024 Ward: 15
Written approval for this by-law was given by Mayoral Decision MDE-2024-18
Dated September 11, 2024

Bill No. 158

CITY OF HAMILTON

BY-LAW NO. 24-158

To Designate Property Located at 340 Dundas Street East, Flamborough, City of Hamilton as Property of Cultural Heritage Value

WHEREAS section 29 of the *Ontario Heritage Act*, R.S.O. 1990, c. O.18 authorizes Council of the municipality to enact by-laws to designate property, including all buildings and structures thereon, to be of cultural heritage value or interest;

AND WHEREAS Council of the City of Hamilton has received and considered the recommendations of its Hamilton Municipal Heritage Committee pertaining to this by-law, arising from the meeting of the Hamilton Municipal Heritage Committee held on June 24, 2024;

AND WHEREAS the Council of the City of Hamilton, at its meeting held on July 12, 2024, resolved to direct the City Clerk to take appropriate action to designate the Property described as 340 Dundas Street East, Flamborough in the City of Hamilton, and more particularly described in Schedule "A" hereto (the "Property"), as property of cultural heritage value or interest, which resolution was confirmed by By-law No. 24-140;

AND WHEREAS in accordance with subsection 29(3) of the *Ontario Heritage Act*, Council of the City of Hamilton has caused to be served on the owner of the Property and upon the Ontario Heritage Trust, a Notice of Intention to Designate the Property as being of cultural heritage value or interest, and has caused a Notice of Intention to Designate to be published in a newspaper having general circulation in the municipality, a copy of which is attached hereto as Schedule "B";

AND WHEREAS no Notice of Objection to the proposed designation under section 29(5) of the *Ontario Heritage Act* has been served upon the Clerk of the municipality;

AND WHEREAS Council has decided to designate the Property in accordance with section 29(8) of the *Ontario Heritage Act*;

NOW THEREFORE the Council of the City of Hamilton enacts as follows:

1. A statement explaining the cultural heritage value or interest of the Property, and a description of the heritage attributes of the Property are set out in Schedule "C" hereto.

2. The Property, together with its heritage attributes listed in Schedule "C" hereto, is hereby designated as property of cultural heritage value or interest.

3. The City Clerk is hereby authorized and directed,

    a. to cause a copy of this By-law, together with the statement of cultural heritage value or interest and description of heritage attributes of the Property, to be served on the Ontario Heritage Trust, the owner of the Property, and any person who served an objection to the Notice of Intention to Designate, by a method permitted by the *Ontario Heritage Act*; and,

    b. to publish a notice of passing of this By-law in a newspaper having general circulation in the City of Hamilton. Once this By-law comes into force and effect in accordance with the applicable provisions of the *Ontario Heritage Act*, the City Solicitor is hereby authorized and directed to cause a copy of this By-law, together with its Schedules, to be registered against the whole of the Property described in Schedule "A" hereto in the proper registry office.

PASSED this 11th day of September, 2024.

A. Horwath
Mayor

M. Trennum
City Clerk

Schedule "A"

To

By-law No. 24-158

340 Dundas Street East
Flamborough, Ontario

PIN: 17501-0020 (LT)

Legal Description:

PCL 20-4, SEC M10 ; PT LT 20, PL M10 , PART 1 , 62R11346 ; FLAMBOROUGH CITY OF HAMILTON

Schedule "B"

To

By-law No. 24-158

340 Dundas Street East
Flamborough, Ontario

Notice of Intention to Designate

340 Dundas Street East, Flamborough (Eager House)

The City of Hamilton intends to designate 340 Dundas Street East, Flamborough, under Section 29 of the *Ontario Heritage Act*, as being a property of cultural heritage value.

Statement of Cultural Heritage Value or Interest

The two-storey stone structure located at 340 Dundas Street East in the Village of Waterdown, known as the Eager House, was constructed circa 1871. It has design or physical value as a representative example of the residential Gothic Revival architectural style which demonstrates a high degree of craftsmanship. The property is associated with local businessmen Joseph Eager (1809-1893) and his son James Eager (1842-1921), local business the Eager General Store, prominent Hamilton architect William Leith and Waterdown builder John Reid. Contextually, the property is important in defining the historic character of the area. The Eager House is functionally, visually and historically linked to its surroundings, being located along the Grindstone Creek and marking the entrance to Vinegar Hill. A distinctive structure in a prominent location, the property is considered a local landmark.

The Statement of Cultural Heritage Value or Interest, Description of Heritage Attributes and supporting Cultural Heritage Assessment may be found online via www.hamilton.ca or viewed at the Office of the City Clerk, 71 Main Street West, 1st Floor, Hamilton, Ontario, L8P 4Y5, during regular business hours.

Any person may, within 30 days after the date of the publication of the Notice, serve written notice of their objections to the proposed designation, together with a statement for the objection and relevant facts, on the City Clerk at the Office of the City Clerk.

Dated at Hamilton, this 25th day of July, 2024.

Matthew Trennum
City Clerk
Hamilton, Ontario

CONTACT: Scott Dickinson, Heritage Planning Technician,
E-mail: Scott.Dickinson@hamilton.ca

www.hamilton.ca/heritageplanning

Hamilton

Schedule "C"

To

By-law No. 24-158

340 Dundas Street East
Flamborough, Ontario

STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST, AND DESCRIPTION OF HERITAGE ATTRIBUTES

Description of Property

The 0.137-hectare property located at 340 Dundas Street East is comprised of a two-storey parged stone dwelling constructed circa 1871, historically known as the Eager House. It is located on the southwest corner of Dundas and Reynold Streets, in an area known as Vinegar Hill in the Village of Waterdown, in the community of Flamborough, within the City of Hamilton.

Statement of Cultural Heritage Value or Interest

The cultural heritage value of the property lies in its design value as a representative example of the residential Gothic Revival architectural style, as typified by the flanking projecting front bays with high pitched gables and decorative bargeboard. The property also demonstrates a high degree of craftsmanship, as demonstrated by the ornately decorated front porch with wooden sun and ray detailing.

The historical value of the property lies in its association with the Eager family. Joseph Culloden Eager (1809-1893) and his son, James Edward Eager (1842-1921), purchased the property in 1871 and built the house sometime between 1871 and 1880. In 1880, Joseph purchased Griffin's General Store on the corner of Dundas and Mill Streets and established the well-known Eager General Store. The general store was family-run for three generations before being sold to and continued by the Weeks family in 1924. The Eager House remained in the family until the death of Helen Eager (born in 1904), James Edward Eager's daughter, in 1989.

The associative value of the property also lies in its demonstration of the work of prominent Hamilton architect William Leith and local builder John Reid. William Leith (1835-1880) designed ecclesiastical, institutional, commercial, industrial and residential buildings throughout Wentworth County. The ornate front porch was a later addition commissioned by James Edward Eager, designed and constructed by well-known Waterdown builder John Reid (1854-1912).

Contextually, the subject property is important in defining the historic character of Dundas Street, Vinegar Hill and the Village of Waterdown. The Eager House is functionally, visually and historically linked to its surroundings, located east of the Grindstone Creek and marking the entrance to the area known as Vinegar Hill. The Eager House is a recognizable local landmark situated on the Grindstone Creek, a prime location in the village, and only a short distance from the former Eager General Store on the southeast corner of Dundas and Mill Streets.

Description of Heritage Attributes

Key attributes that embody the physical value of the property as being a representative example of residential Gothic Revival architecture and in demonstrating a high degree of craftsmanship, include:

- All elevations and roofline of the two-storey stone building, including its:
  - Masonry construction with parged exterior;
  - Rectangular footprint with flanking projecting front bays and one-storey rear wing;
  - H-shaped gable roof with high pitched flanking projecting front and rear gables and off-set projecting side gables;
  - Decorative bargeboard under the front gables;
  - Flat-headed window openings on the ground floor with one-over-one windows, four-pane wooden storms, plain lug stone sills and functional shutters;
  - Semi-circular window openings in the second storey below the gables with one-over-one windows, two-pane wooden storms, plain lug stone sills and functional shutters;
  - Small rectangular window opening above the front entrance between the flanking bays;
  - Central entrance fronting onto Dundas Street with transom, sidelights and decorated wood paneling; and,
  - Gable-roofed front porch, ornately decorated with wooden sun and ray detailing and supported by decorative wood columns atop a stone base with steps.

Key attributes that embody the contextual value of the property as a defining feature of the historic residential character of the Vinegar Hill area, include its:

- Moderate setback from Dundas Street with front lawn and walkway to the front entrance.